



City of Carmel

Carmel Advisory Board of Zoning Appeals

Hearing Officer

Monday, May 24, 2004

The meeting was held at 6:15 PM in the Caucus Rooms on the Second Floor of Carmel City Hall on May 24, 2004. The Hearing Officer was Earlene Plavchak.

Department of Community Services Staff in attendance: Angie Butler. John Molitor, Legal Counsel, was also present.

D. Public Hearing:

1d. Kite Medical Office Complex

The applicant seeks approval to eliminate build-to lines on US 31 & Pennsylvania St.

Docket No. 04040020 V 23B.08.01(C) Build-to lines

The site is located northeast of 126th Street and US Highway 31, at the 13000 Block of N. Pennsylvania St. The site is zoned B-2/Business within the US 31 Overlay Zone.

Filed by Mark Monroe of Drewry Simmons, Pitts & Vornehm for Kite Companies.

Present for the Petitioner: Paul Reis and Mark Monroe, attorneys for Kite Development Company, Inc. This particular site was approved for development in the fall of 2000. However, at that time, the project did not proceed and two years have passed. Therefore, in light of the delay from that approval date without extension, Kite Development has gained control of the site and seeks to develop it. However, it has had to make a change in the development plan primarily due to the future upgrade and design of U.S. 31. The Plan Commission has approved the ADLS and the Revised Development Plan. This variance is from the requirements of the U.S. 31 Overlay Zone, which require that the buildings, with regard to orientation to U.S. 31, be set at 90-foot build-to line. The information packet was shown and shared. The State Highway Department plans for U.S. 31 were discussed. The variance is to allow Kite and the Department of Community Services to continue to review the anticipated right-of-way needs of U.S. 31 as they move through the building process. They are only looking at Phase I, not any additional building at this time.

Discussion continued regarding the location of the building with and without the variance.

Mr. Monroe stated that the variance allows them to push the building back.

Mr. Reis stated that the parking is adequate. If the building is moved back, some parking spaces may have to be reallocated.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Ms. Butler gave the Department Report. The Department recommends favorable consideration.

Mr. Molitor stated that this variance would allow Kite to work with the Department of Community Services and not have to go back to the Plan Commission.

Mrs. Plavchak approved **Docket No. 0404002 V, Kite Medical Office Complex.**

E. Old Business.

None

F. New Business.

None

G. Adjourn.

The meeting was adjourned at 6:35 PM.

Earlene Plavchak, Hearing Officer

Connie Tingley, Secretary